

PRASHANT SHARMA

Advocate & Legal Consultant

TSR

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Sector-12, Faridabad

Chamber: Chamber No.364

Lawyers Chambers

Sector-12, Faridabad

9910550539, 9910074539

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Date:-13.06.2025

1.	Name and address of the present title holder	:	OWNER- M/S Arttech Elegant Homes LLP acting through its Designated Partner Sh. Manish Yadav R/o H.No.576, Sector-28, Faridabad, Haryana.		
3.	Details/Description of the Property/ies to be mortgaged				
Item No.	Survey No., Khata No., House No., Site No.	Extent/ Areas of Land/ Building	Location District/District / Village/ Municipality Etc.	Sub-	Boundaries as per visit
1.	Land falling in Rectangle No.75, Killa No.4(7-11), 5/1/1(5-18), 7(8-0) and Rect. No.53, Killa No.23/1(4-16), 23-2(3-4), 24/1(6-15)	Measuring- 36 Kanals 4 Marla i.e. 4.525 Acres	Situated in the revenue estate of Village - Harsaru, Sector-89A Tehsil - Harsaru, Distt- Gurugram, Haryana.		East : Other Land North : Road West : Other Land South : Other Land
4.	Details / description of the documents scrutinized				
S. No	Date of Document	Name of Document	Whether Certified/True Photostat	Original/ copy/	
1.	17.04.1989	Sale Deed No.466	Photocopy		
2.	22.05.1990	Mutation No.1884	Photocopy		
3.	27.06.1991	Sale Deed No.2227	Photocopy		
4.	12.12.1991	Mutation No.1936	Photocopy		
5.	1995-1996	Jamabandi	Photocopy		
6.	2000-2001	Jamabandi	Photocopy		
7.	2010-2011	Jamabandi	Photocopy		

For ARTTECH ELEGANT HOMES LLP



Manish Yadav
Authorized Signatory

13/6/2025

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8.	2015-2016	Jamabandi	Photocopy
9.	25.03.2019	Virasat Mutation No.4985	Photocopy
10.	01.09.2021	Virasat Mutation No.5214	Photocopy
11.	2020-2021	Jamabandi	Photocopy
12.		Aks Sizra	Photocopy
13.	01.09.2023	Collaboration Agreement No.4845	Photocopy
14.	09.02.2024	License No.20 of 2024	Photocopy
15.	24.10.2024	Sale Deed No.9647	Photocopy
16.	19.11.2024	Mutation No.5601	Photocopy

5. **Brief history of the property/ies and how the present title holder/owner has derived the title. Give the derivation/history of tile in chronological order Search and Investigation:**

That as per the records available in Revenue office as well as Sub-Registrar Gurgaon, it shows that initially in the year 1977 (1) Mr. Darshan Singh Malhotra S/o Sh. Wasdev Singh (4 Kanal 16 Marla share) (2) Smt. Surender Gujral W/o Sh. Iqbal Singh (9 Kanal 19 Marla Share) (3) Sh. A.S. Thind (Avtar Singh) (4) Smt. Gursharn Thind (21 Kanal 9 Marla) were recorded as owner and in possession of the respect of an area measuring 9 Kanal 19 Marla of agricultural land (bearing 6 kanal 15 marla bearing Killa No.24/1 and 3 Kanal 4 Marla out of Killa No.23 covered by Khewat No.97, Khatuni No.144min, Rect. No.53) out of total area of 36 Kanal 4 Marla covered by Khewat No.97, Khatuni No.144min, Rect. No.53, Killa No.23 (area 8 Kanal) Killa No.24/1 (area 6 Kanal 15 Marla) Rect. No.75, Killa No.4 (area 7 Kanal 11 Marla) Killa No.5/1/1 (area 5 kanal 18 marla) Killa No.7 (area 8 Kanal) Total 5 fields Situated in revenue of village-Harsaru Tehsil and Distt. Gurgaon by virtue of Sale Deed No.595 Dated:30.05.1977 duly registered in the office of Sub-Registrar Gurgaon.

Sh. Rajan Thind S/o Sh. A.S. Thind was recorded as owner and in possession of the land comprising on Khewat No.423, Khata No.520, Mustatil No.53, Killa No.23/1(4-16) land measuring 4 Kanal 16 Marla, situated at the revenue estate of village-Harsaru, Tehsil & Distt-Gurgaon, Haryana as he Purchased the land from Mr. Darshan Singh Malhotra S/o Sh. Wasdev Singh vide Sale Deed No.466 Dated:17.04.1989 duly registered in the office of Sub-Registrar Gurgaon and the same was sanctioned in the revenue records vide Mutation No.1884.



For ARTECH ELEGANT HOMES/LLP
Manish Chandra
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That further in the year 1991 Sh. Rajan Thind S/o Sh. A.S. Thind purchased the land i.e. Land measuring 9 Kanal 19 Marla (6 Kanal 15 Marla bearing Killa No.24/1 and further 3 Kanal 4 Marla out of Killa No.23 covered by Khrwat No.97, Khatuni No.144min, Rect. No.53, 3 Kanal 4 Marla area out of Killa No.23 is adjoining Killa No.24/1) situated at the revenue estate of Village-Harsaru, Tehsil & Distt. Gurgaon from Smt. Surender Gujral W/o Sh. Iqbal Singh vide Sale Deed No.2227 Dated:27.06.1991 duly registered in the office of Sub-Registrar Gurgaon and the same was sanctioned in the revenue records vide Mutation No.1936.

That further in the year 2018, Sh. Avtar Singh expired on 08.11.2018 leaving behind the legal heirs namely (1) Smt. Gursharan Thind widow of Sh. Avtar Singh Thind (2) Sh. Rajan Thind (3) Sh. Karan Avtar Singh both Sons of Late Sh. Avtar Singh Thind which was duly recorded and sanctioned in the revenue record vide Virasat Mutation No.4985. That (1) Smt. Gursharn Thind widow of Sh. Avtar Singh Thind (2) Sh. Rajan Thind (3) Sh. Karan Avtar Singh both Sons of Late Sh. Avtar Singh Thind were recorded as owner in possession of total land measuring 35 Kanal 24 Marla vide Sale Deeds mentioned above and Virasat mutations mentioned above.

That further in the year 2021, Smt. Gursharan Thind widow of Sh. Avtar Singh Thind expired on 21.04.2021 leaving behind the legal heir namely (1) Sh. Rajan Thind (2) Sh. Karan Avtar Singh both Sons of Sh. Avtar Singh Thind which was duly recorded and sanctioned in the revenue record vide Virasat Mutation No.5214. That (1) Sh. Rajan Thind (2) Sh. Karan Avtar Singh both Sons of Sh. Avtar Singh Thind were recorded as owner in possession of total land measuring 35 Kanal 24 Marla vide Sale Deeds and Virasat mutations mentioned above.

That further in the year 2023 (1) Sh. Rajan Thind (2) Sh. Karan Avtar Singh both Sons of Sh. Avtar Singh Thind executed a Collaboration Agreement Dated:18.08.2023 duly registered in the office of Sub-Registrar Harsaru, Distt. Gurgaon bearing Doc. No.4845 Dated:01.09.2023 for development of the mentioned property into an Affordable Group Housing colony on Collaboration basis and to share the sale proceeds of the developed salable areas between them in the ratio as provided in Collaboration agreement Dt:18.08.2023.

Thereafter License No.20 of 2024 dated:09.02.2024 by the office of Directorate General



FOR ARTECH ELEGANT HOMES LLP

Manish Choudhary
Authorised Signatory

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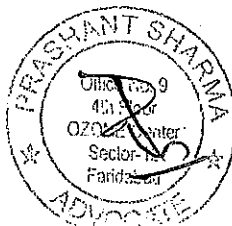
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Town and Country Planning, Haryana, Chandigarh issued in favour of (1) **Sh. Rajan Thind** (2) **Sh. Karan Avtar Singh** both Sons of **Sh. Avtar Singh Thind** in Collaboration with the **M/s Arttech Elegant homes LLP** for setting up an Affordable Group Housing Colony on mentioned Property.

That further in the year 2024 (1) **Sh. Rajan Thind** (2) **Sh. Karan Avtar Singh** both Sons of **Sh. Avtar Singh Thind** being recorded as owners and in possession of Land admeasuring **36 Kanal 4 Marlas** Falling in Rect. No.75, Killa No.4 (7-11), 5/1/1(5-18), 7(8-0), Rect. No.53, Killa No.23/1(4-16), 23/2(3-4), 24/1(6-15) total land measuring 36 Kanal 4 Marla Situated in Village – Harsaru, Sector-89A, Tehsil – Harsaru, Distt – Gurugram (Haryana) transferred their rights , title and interest in respect of the property in question i.e. **36 kanal 4 marlas** in Favour of **M/S Arttech Elegant Homes LLP** acting through its Designated Partner **Sh. Manish Yadav** vide **Sale Deed No.9647 Dated:24.10.2024** duly registered in the office of Sub-Registrar-Harsaru, Gurgaon and the same was sanctioned in the revenue records vide **Mutation No.5601**

The following documents are required to be deposited

S. No	Date of Document	Name of Document	Whether Certified/True Photostat	Original/ copy/
1.	17.04.1989	Sale Deed No.466	Certified copy	
2.	22.05.1990	Mutation No.1884	Certified copy	
3.	27.06.1991	Sale Deed No.2227	Certified copy	
4.	12.12.1991	Mutation No.1936	Certified copy	
5.	1995-1996	Jamabandi	Certified copy	
6.	2000-2001	Jamabandi	Certified copy	
7.	2010-2011	Jamabandi	Certified copy	
8.	2015-2016	Jamabandi	Certified copy	
9.	25.03.2019	Virasat Mutation No.4985	Certified copy	
10.	01.09.2021	Virasat Mutation No.5214	Certified copy	



For ARTTECH ELEGANT HOMES LLP

Manish Yadav
Authorised Signatory

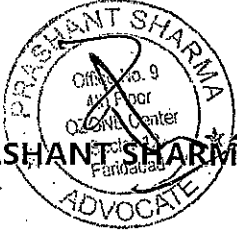
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11.	2020-2021	Jamabandi	Certified copy
12.		Aks Sizra	Certified copy
13.	01.09.2023	Collaboration Agreement No.4845	Notarised copy
14.	09.02.2024	License No.20 of 2024	Notarised copy
15.	24.10.2024	Sale Deed No.9647	Certified copy
16.	19.11.2024	Mutation No.5601	Certified copy



PRASHANT SHARMA, ADVOCATE

For ARTECH ELEGANT HOMES LLP

Prashant Sharma
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